

# **Waikoloa Homesites**

Kohala Coast, HI

Prepared By:



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**TMK : (3) 0-0-000:000**  
**ADDRESS:**

**General Description of Project**

- A. The project consists of the construction of a custom one-story elevated wood frame residence and related site improvements.
- B. The PROJECT will include the following:  
  
Models A-D one story wood framed single family residences  
Model E two story wood framed single family residence
- C. The structures will be Type V-B construction.
- D. The occupancy will be Group R-3 occupancy.
- E. The work will comply with the 2006 edition of the IBC all applicable County, State and Federal codes and regulations.
- F. Exclusions:

**Site Work**

- 1. Grading, drainage, underground utility infrastructure, driveway.

**Landscape**

- 1. Landscaping is required but not a part of this scope of work.

### Foundation

1. Treat soil for termites under reinforced concrete footings and slab.
2. Cast-in place reinforced concrete footings and slab. See plans for locations.

### Framing

1. Roof framing to be pre-engineered manufactured roof trusses @2' on center.
2. Wall framing to be 2x4 treated wood studs @ 16" o.c..
3. 10' plate height.

### Roof

1. Standing seam metal w/ Kynar finish or approved equal
2. Metal eave & fascia flashings

### Exterior Walls

1. Exterior walls to be combination of EFIS and "LP Smart Panel Precision Series" OSB sheathing on moisture barrier on 2x4 treated wood studs @16" o.c. with insulation.

### Windows

1. Wood clad window frames with low E glass and screens by "Pella", or approved equal

### Exterior Doors

1. Fiberglas raised panel entry door
2. 8' aluminum pocketing sliding glass doors with screens at Great Room
3. 8' wood clad sliding glass doors with screens at bedrooms
4. 8' aluminum full lite swing door at outdoor showers

### Interior Doors

1. 10' faux louver and six panel doors

### Finish Hardware

1. "Schlage" or equal with lever handles @ all passage doors
2. Weather stripping at all exterior doors

**Interior Walls**

1. ½" gypsum board by USG on all interior walls with square corners.
2. ½" "green board" in bathrooms and on "wet walls" in Kitchen & Laundry.

**Ceilings**

1. Painted gypsum board

**Floors**

1. Ceramic tile in entry, kitchen and bathrooms
2. Exterior lanai to be natural stone on reinforced slab.

**Paint Finish**

1. Exterior and interior walls doors and trim to receive painted finish.

**Cabinetry**

1. Wood finish, plywood box construction
2. Base, upper and full height cabinets in kitchen
3. Base cabinets in bath room wall cabinet above toilet
4. Base cabinets in laundry, wall cabinet above washer/dryer
5. All cabinets to have custom pulls
6. All upper cabinets to be 13" deep

**Countertops**

1. Kitchen, bathroom counters to be natural stone with full height back splash
2. All countertops to be 36" above finished floor
3. All kitchen area back splashes to extend to bottom of under cabinets

**HVAC**

1. Exhaust fans / heat lamps / lights @ bathrooms
2. "On Demand" propane water heaters

**Electrical**

1. Recessed "LED" down lights with dimming controls
2. "LED" Wall sconces @ bathroom lavatories

**Appliances**

LOCATION	FIXTURE	MFG	MODEL #	COLOR/FINISH
<b>KITCHEN</b>	Refrigerator	Whirlpool		SS
	Propane Range/Oven w/ exhaust	Whirlpool		SS
	Pull-out microwave	Sharp		SS
	Dishwasher	Bosch		SS
<b>LAUNDRY</b>	Washer & Dryer	Maytag		White

**Bath Accessories**

1. Brushed nickel finish towel bars & rings, robe hooks, grab bar & toilet paper holder.

**Plumbing Fixtures**

LOCATION	FIXTURE	MFG	MODEL #	COLOR/FINISH
<b>KITCHEN</b>	Under mount sink Faucet	Kohler		White Brushed Nickel
<b>BATHS</b>	Under mount sink Faucet	Kohler		White Brushed Nickel
	Toilets Commercial grade w/ elongated bowl	Kohler		White
	Tub & Shower "Rain" style shower head	Aquatic Kohler	CAE 160	White Brushed Nickel
<b>LAUNDRY</b>	Service Sink Faucet	Kohler		White Brushed Nickel